

[For Information Purpose Only.]

The Japanese language press release should be referred to as the original.]

July 18, 2019

To All Concerned Parties

Name of REIT Issuer:

Invincible Investment Corporation
Naoki Fukuda, Executive Director
(Securities code:8963)

Asset Manager:

Consonant Investment Management Co., Ltd.
Naoki Fukuda, CEO
Contact: Jun Komo
General Manager of Planning Department
(Tel. +81-3-5411-2731)

Notice concerning Debt Financing (Refinance)

Invincible Investment Corporation ("INV") has determined today to obtain new debt financing to refinance existing debt. Details are as follows.

1. Reason for Borrowing

INV has decided to execute a new loan agreement (the "New Borrowing") today in order to repay borrowings in the amount of JPY 700 million due on July 20, 2019, which is one of the tranches of the Term Loan (E) (Note) with a total outstanding amount of JPY 4,000 million.

(Note) For details of the Term Loan (E), please refer to "4. Details of Loan to be Repaid" below and the press release entitled "Notice concerning Loan Transfer and New Loan" dated July 15, 2016. Since the maturity date (July 20, 2019) is a non-business day, as per the provisions of the contract, the repayment date will be adjusted to the following business day (July 22, 2019).

2. Details of the New Borrowing (anticipated)

< Term Loan (L) >

6-Year Loan

- | | | |
|-------------------------|---|--|
| (1) Lender | : | The Tokyo Star Bank, Limited |
| (2) Borrowing amount | : | JPY 700 million |
| (3) Interest rate, etc. | : | 1-month JPY TIBOR (Base Rate) + spread (0.70000%)
Variable interest rate (Note) |
| (4) Borrowing method | : | Borrowing based on separate term loan agreement dated July 18, 2019
Unsecured / with no guarantee |

This English language notice is a translation of the Japanese-language notice released on July 18, 2019 and was prepared solely for the convenience of, and reference by, non-Japanese investors. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. Readers are advised to read the original Japanese-language notice. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail in all respects.

Invincible Investment Corporation

- (5) Agreement date : July 18, 2019
 (6) Anticipated borrowing date : July 22, 2019
 (7) Interest payment date : (1) The last Japanese business day of each month before the principal maturity date, beginning with July 31, 2019, and (2) the principal maturity date
 (8) Principal repayment method : Lump-sum repayment on the principal maturity date
 (9) Principal maturity date : July 16, 2025

(Note)

- Base rate applicable to each interest calculation period for the interests to be paid on the relevant interest payment date shall be the 1-month JPY TIBOR announced by Japanese Bankers Association two Japanese business days prior to the immediately preceding interest payment date (in case of the initial interest calculation period, two Japanese business days prior to the borrowing date).
- JPY TIBOR announced by the Japanese Bankers Association is available at its website (<http://www.jbatibor.or.jp/english/>).
- Details of our debt financing is available at the "Borrowings & Investment Corporation Bonds" page of INV's website (<http://www.invincible-inv.co.jp/eng/cms/loan.html>).

3. Loan proceeds, use of proceeds and scheduled timing of disbursement

- (1) Loan proceeds
 JPY 700 million
- (2) Use of proceeds
 To be appropriated for the repayment of a tranche of Term Loan (E)
- (3) Scheduled timing of disbursement
 July 22, 2019

4. Details of Loan to be Repaid

Term Loan (E)

Lender	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
The Tokyo Star Bank, Limited	July 20, 2016	700	700	—	0.46909% (Note)	July 20, 2019	Unsecured/ non-guaranteed
	July 20, 2016	1,600	—	1,600	0.56909% (Note)	July 20, 2020	
	July 20, 2016	1,700	—	1,700	0.66909% (Note)	July 20, 2021	
Total		4,000	700	3,300			

(Note) The interest rates applicable as of July 18, 2019 are shown.

5. Future outlook

The impact of the New Borrowing on financial results is minimal and therefore no changes are required for the forecasts of financial results for the fiscal period ended June 2019 (from January 1, 2019 to June 30, 2019) and fiscal period ending December 2019 (from July 1, 2019 to December 31, 2019).

This English language notice is a translation of the Japanese-language notice released on July 18, 2019 and was prepared solely for the convenience of, and reference by, non-Japanese investors. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. Readers are advised to read the original Japanese-language notice. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail in all respects.

6. Other matters necessary for investors' appropriate understanding/judgment of the concerned information

With respect to the risks associated with the New Borrowing, please refer to the content of "Investment Risks" stated in the securities report for the fiscal period ended December 2018 (from July 1, 2018 to December 31, 2018) (available in Japanese only) filed on March 26, 2019 and "Part II Reference Information II Supplemental Information to the Reference Documents 5. Investment Risks" of the securities registration statement (available in Japanese only) filed on July 1, 2019.

Website of INV: <http://www.invincible-inv.co.jp/eng/>

This English language notice is a translation of the Japanese-language notice released on July 18, 2019 and was prepared solely for the convenience of, and reference by, non-Japanese investors. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. Readers are advised to read the original Japanese-language notice. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail in all respects.

[For reference only]

■ Change in balance of interest-bearing liabilities (anticipated)

(Unit : JPY million)

	Before the New Borrowing (As of July 22, 2019)	After the New Borrowing (As of July 22, 2019)	Increase (Decrease)
Total loans	252,174	252,174	—
Total investment corporation bonds	4,000	4,000	—
Total interest-bearing liabilities	256,174	256,174	—
Total appraisal value of assets owned by INV (Note 1)	570,107	570,107	—
LTV (based on appraisal value) (Note 2) (%)	44.5	44.5	—

(Note 1) As to “Total appraisal value of assets owned by INV”, among the 148 properties to be owned by INV as of the shown date (including preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset and the overseas real estate assets (which are “The Westin Grand Cayman Seven Mile Beach Resort & Spa” and “Sunshine Suites Resort”)), the appraisal value for the 127 properties (excluding preferred equity interest in the TMK, two the overseas real estate assets and the 18 domestic hotel properties to be acquired on July 19, 2019 (for more details, please refer to the press release entitled “Notice concerning Acquisition and Lease of Domestic Trust Beneficiary Interests” dated July 1, 2019)) is based on the appraisal value stated in the appraisal reports on the valuation date of December 31, 2018, and for the two overseas real estate assets and for the 18 domestic hotel properties is based on the valuation date of April 1, 2019. For the preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset, the acquisition price (INV’s investment amount) of such preferred equity interest, JPY 17,845 million, is deemed as the appraisal value and included. The appraisal value of overseas real estate assets is translated into JPY based on the exchange rate of 1 USD=110.45 JPY which is the foreign exchange forward rate under the foreign exchange forward agreement which we entered into on July 26, 2018 and became effective as of September 26, 2018.

(Note 2) “LTV (based on appraisal value)” in the above table is calculated according to the following formula:

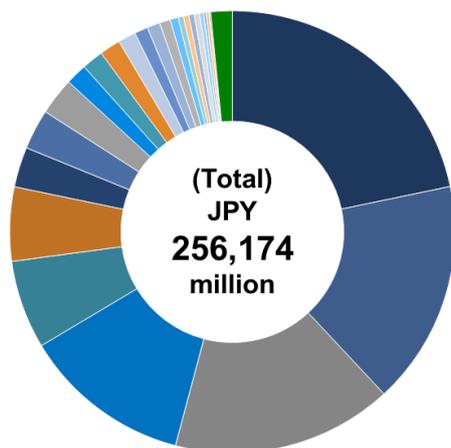
$$\text{LTV (based on appraisal value)} = \frac{\text{Total interest-bearing liabilities (excluding short-term consumption tax loan)}}{\text{Total appraisal value of assets owned by INV}} \times 100$$

“Total interest-bearing liabilities” does not include the interest-bearing liabilities of the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset.

(Note 3) “Before the New Borrowing” and “After the New Borrowing” in the above table show the situation after the implementation of the New Syndicate Loan (L) (with the total borrowing amount of JPY 27,400 million) to be implemented on July 19, 2019 and the acquisition of the 18 domestic hotel properties to be completed on July 19, 2019.

(Note 4) The amounts are rounded down to the nearest million yen. The percentages are rounded to the nearest one decimal place.

■ Lender formation after the New Borrowing (anticipated)



Mizuho Bank	21.7%
SMBC	16.4%
MUFG	16.0%
SMTB	12.3%
Citibank	6.5%
Shinsei Bank	5.4%
Resona Bank	2.9%
DBJ	2.9%
Aeon Bank	2.7%
Tokyo Star Bank	1.6%
Dai-ichi Life Insurance	1.6%
Fukuoka Bank	1.5%
Nomura TB	1.3%
Aozora Bank	1.0%
Shizuoka Bank	0.9%
Japan Post Bank	0.8%
Hiroshima Bank	0.6%
Kagawa Bank	0.4%
Hyakugo Bank	0.4%
Kiraboshi Bank	0.4%
Nishi-Nippon City Bank	0.4%
Towa Bank	0.3%
Tochigi Bank	0.2%
Gunma Bank	0.2%
Ikeda Sensyu Bank	0.1%
REIT Bond	1.6%

This English language notice is a translation of the Japanese-language notice released on July 18, 2019 and was prepared solely for the convenience of, and reference by, non-Japanese investors. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. Readers are advised to read the original Japanese-language notice. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail in all respects.